



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	1/8/08	AGENDA REQUEST NO:	VI A
INITIATED BY:	TRAVIS TANNER, AICP, SENIOR PLANNER <i>Travis Tanner</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	TRAVIS TANNER, AICP, SENIOR PLANNER	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A
SUBJECT / PROCEEDING:	SEARLES AND SOUTH PARKWAY – SHORT FORM FINAL PLAT CONSIDERATION AND ACTION		
EXHIBITS:	VICINITY MAP, PROPOSED PLAT, RECORDED PLAT EXCERPT		
CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL, AICP <i>AK</i>
RECOMMENDED ACTION			
Approval of Searles and South Parkway Short Form Final Plat			
EXECUTIVE SUMMARY			
<p>This is the proposed Short Form Final Plat of “Searles and South Parkway”, consisting of 1.584 acres and one (1) reserve. The property is zoned Business Office (B-O) and is located at the intersection of US 59 and David Searles Drive. The document specifically consists of both a replat and platting raw acreage. There are currently two parcels: one fronting on US 59 and the other on South Parkway. The parcel fronting on 59 was platted as Reserve “A” of the Brittain at Sugar Creek in 1985 under prior subdivision regulations. The other parcel was never platted when developed. This plat is proposing to combine both tracts into one reserve.</p> <p>The purpose of the plat is to facilitate redevelopment of the two sites. The site fronting on US 59 is the Noel Furniture building. It was developed in 1985 under prior regulations. The adjacent site fronting on South Parkway is an office building developed in 1980 before annexation into the corporate limits. Again, it was never platted. Both sites are relatively narrow and were developed prior to the current development</p>			

regulations. The properties were developed with a 25' setback along 59 and a 15' setback along South Parkway. When the current regulations were applied, it resulted in more restrictive setbacks of 40' along 59 and 25' along South Parkway, rendering the existing buildings legally nonconforming.

To remedy this situation and facilitate reuse the site/s, the applicant applied for and received variances to the setbacks along 59 and South Parkway on August 1, 2007 from the Zoning Board of Adjustment (ZBA). The approved building lines from the variances are noted on the plat. The office located at 1605 South Parkway is currently vacant and the Noel building is in the process of being vacated. The Noel building will be used for medical office purposes and a new office building will be developed at the corner, immediately southwest of the Noel building. The part of the site fronting on South Parkway will be redeveloped into a parking garage to serve the two office buildings. The redevelopment must occur under specific conditions that were outlined within the ZBA variance granted.

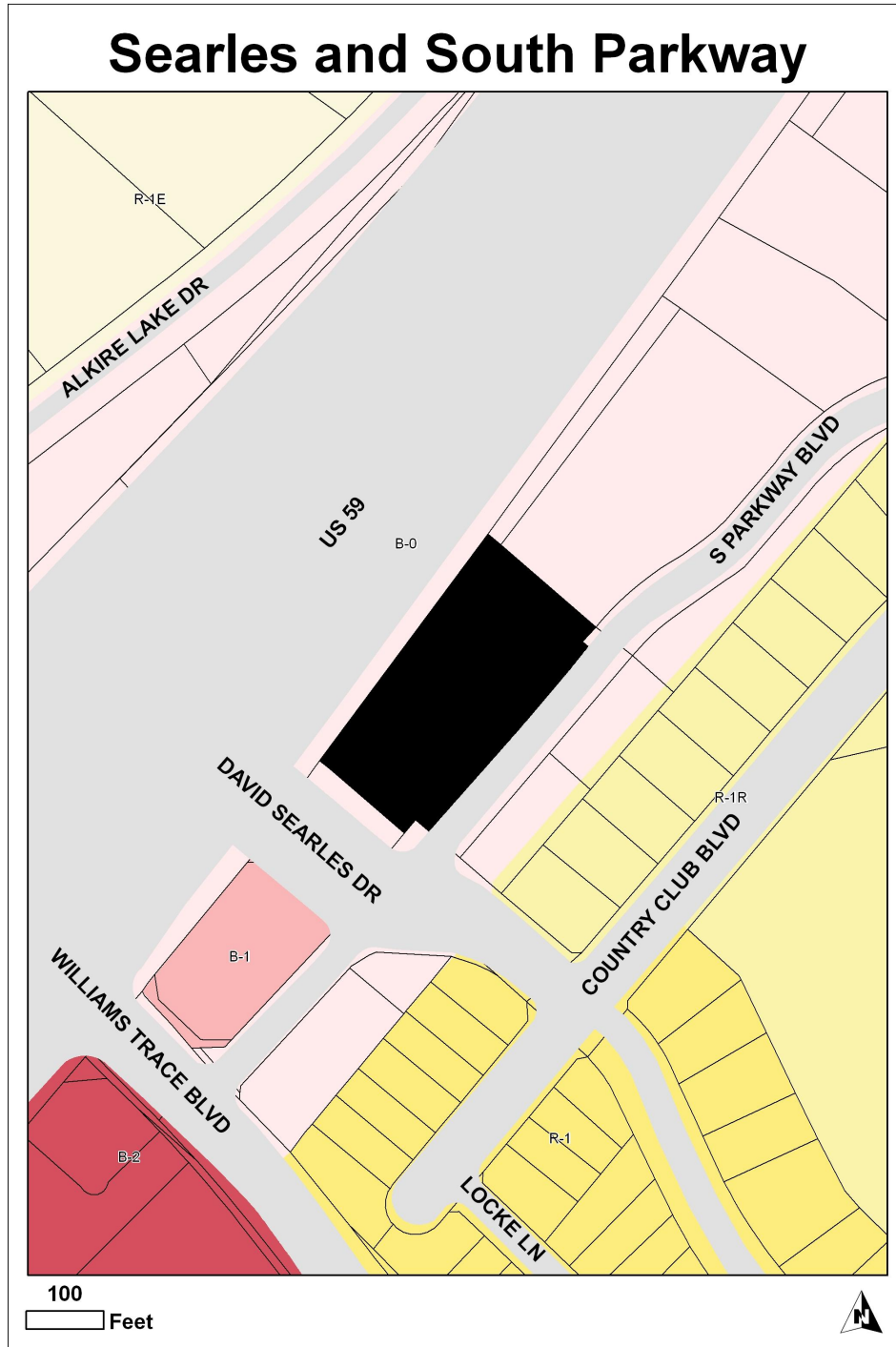
The plat complies with all applicable development regulations, and as stated, the platting will bring the site into compliance with Chapter 5 (Subdivision Regulations) of the Development Code. Future development of the platted property will be subject to site plan review and conditions of the ZBA variances that were granted in 2007.

File No. 8852

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EXHIBITS

Vicinity Map:



Proposed Plat: Searles and South Parkway

